



Symonds
& Sampson

West Bay
Bridport, Dorset

West Bay

Bridport
Dorset
DT6 4EL

A charming Grade II listed 3/4 bedroom semi-detached house situated in the heart of West Bay, with off street parking and a delightful rear garden.



- Situated in the heart of West Bay
- Close to the beach and amenities
- Substantial 3/4 bedroom house
 - Off street parking

Guide Price £575,000

Freehold

Bridport Sales
01308 422092

bridport@symondsandsampson.co.uk



THE DWELLING

This three/four bedroom Grade II Listed semi-detached cottage is situated in the centre of West Bay, moments from the beach and amenities with the immense benefit of off street parking. The property is beautifully presented throughout with an abundance of character features one would expect of a property of its age including feature fireplaces, window shutters and original stone flooring.

ACCOMMODATION

The spacious accommodation is arranged over three floors and can be used in a number of ways. To the front is a bedroom/living room, with a bay window and a focal point of a feature fireplace equipped with a woodburning stove. A further reception room is on the ground floor, with a serving hatch into the kitchen. The kitchen is fitted with a comprehensive range of floor and wall units with an integrated fridge/freezer, dishwasher, washing machine, electric oven and gas hob. To the rear is a delightful sun room with bi-folding doors onto the garden creating a seamless transition from indoor to out. There are three further double bedrooms, with the principal bedroom being of particularly generous proportions, a family bathroom and a separate wc.

OUTSIDE

To the front of the property there is a low maintenance

garden which can be used as an off street parking space. A real feature of the property is the rear garden, which boasts a fantastic covered eating area that can be used all year round, with pergolas and grapevines. A patio area immediately abuts the sun room, creating an ideal entertaining space and there is an outside toilet. There is a further substantial stone area with log storage, which could be completed to create a BBQ area and pizza oven. To the rear is a large workshop with power and light.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband speed: Superfast broadband is available.
Mobile phone coverage: Network coverage is limited indoors and good outdoors.
Dorset Council: 01305 251010
Council Tax Band: C
EPC: D.

SITUATION

West Bay is a popular holiday area with a working harbour, recently constructed piers, and a choice of beaches. Amenities in the village include pubs, restaurants, cafes, galleries, antiques arcade and various shops, including a fishmonger. The area is popular for scuba diving, sailing, fishing and walking. The bustling market town of Bridport is close by with a variety of independent shops,

supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Crewkerne, Dorchester and Axminster.

DIRECTIONS

What3Words///overlaps.mascots.spiking.

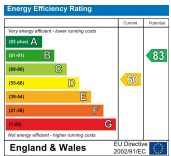
MATERIAL INFORMATION

The property lies within an area with a high risk of flooding from surface water. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.



West Bay, Bridport

Approximate Area = 1424 sq ft / 132.2 sq m
 Outbuilding = 276 sq ft / 25.6 sq m
 Total = 1700 sq ft / 157.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntrcheom 2024. Produced for Symonds & Sampson. REF: 1166827



Bri/IRU/010824



01308 422092

bridport@symondsandsampson.co.uk
 Symonds & Sampson, 23 South Street,
 Bridport, Dorset DT6 3NU



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